

महाराष्ट्र प्रादेशिक नगर स्चना अधिनियम, १९६६ चे कलम  
३(२) अन्वये फेरवटले.  
बहुमुखी विकास नियंत्रण निधमावली, १९९१ नियम क्र. ६१....

महाराष्ट्र शासन,  
नगर विकास विभाग,  
प्रमाणित अधिसूचना क्रमांक: टिपोटी ४३०७/८२ प्र.क्र. ३३९/०८/नवि-११  
मसलख, मुंबई : ४०० ०३२, दिनांक : १३ एप्रिल, १९९०.

शोभन निर्माण : शोभनची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात  
आली.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार न मानले.

( राजेंद्र होबडे )

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महानगरपालिका आयुक्त, बहुमुखी महानगरपालिका, मुंबई.  
प्रमुख प्राधिका (वि.नि.) : बहुमुखी महानगरपालिका, मुंबई.  
संचालक, नगर रचना, महाराष्ट्र राज्य, मुंबई.  
हमसंचालक, नगर रचना, मुंबई, मुंबई.  
एच सचिव, २०१२ शासन, मसलख, मुंबई.  
आयुक्त, नगर रचना, महाराष्ट्र शासन, मुंबई.

(न्याय विभाग कोणतेत येत की, शोभनची अधिसूचना महाराष्ट्र शासनाचे साधारण  
राजपत्रात प्रमाणित पद्धती प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग,  
मसलख (१) मुंबई, मुंबई-४०० ०३२ व उप संचालक, नगर रचना, बहुमुखी, हनुमानगट, आझाद मैदान,  
मुंबई २ यांना पोस्टाद्वारे वाजवीत.)

✓ न्याय विभाग (आयुक्त कक्ष) (नवि-२१), नगर विकास विभाग, मसलख, मुंबई ४०० ०३२.

(न्याय विभाग कोणतेत येत की, शोभनची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्यात येऊन आवश्यक वा वाढविली करावी)

निवेदनकर्ता (नवि-११).

**Maharashtra Regional and Town  
Planning Act, 1966.**

- Sanction to modification under Section 37(2) of the Act.....
- Modification in the Regulation No.61 of Development Control Regulations for Greater Mumbai, 1991.

**GOVERNMENT OF MAHARASHTRA**

**Urban Development Department**

**Mantralaya, Mumbai 400 032.**

**Date 13<sup>th</sup> April, 2010.**

**NOTIFICATION**

**No. TPB-4307/83/CR-332/98/UD-11.**

Whereas, the Government of Maharashtra accorded sanction to the Development Control Regulations for Gr. Mumbai, 1991 (hereinafter referred to as "the said Regulations") in exercise of the powers conferred by sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") and all other powers enabling it in that behalf, and the said Regulations have come into force with effect from 25<sup>th</sup> March, 1991;

And whereas, as per Regulation No. 61 of the said regulations, sites or plots identified by the Tourism Development Zone of the State Govt. in consultation with Maharashtra Tourism Development Corporation and as specified by Govt. from to time as suitable for promotion of tourism can be included in Tourism Development Zone;

And whereas, in accordance with the provisions under the said regulation No.61 and to insure that the criteria for such specification and inclusion would become known for all criteria for all concerns, Government in Urban Development Department prepared guidelines for identification of Tourism Development Zone and after exercising the procedure of suggestions and objections on it, the Government in Urban Development Department in exercise of powers under section regulation No.62(3) of the said regulation vide order of 19/9/95 had sanctioned "the guidelines for identification of Tourism Development Zone and development permitted therein" (hereinafter referred to as "the said guidelines");

And whereas, as per clause No. 7 of said guidelines, the land designated/reserved in D.P. for the purpose of Parks/Gardens/ Recreation Ground/ Private Garden/Private Recreation Ground and suitable for Development of Tourism can be specified as Tourism Development Zone. The minimum of such site shall not be less than 1 ha. and FSI available in for development of site shall be 0.2.

And whereas, Govt. has received the representation that existing benefit of additional FSI to residential hotels in island city and suburbs shall also be extended in respect of buildings to be constructed in Tourism Development Zone;

And whereas, with a view to boost tourism development in Gr. Mumbai, Govt. has decided to propose 100% additional FSI for Tourism Development in the sites reserved for Park/Garden/Recreation Ground/Private Garden/Private Recreation Ground. (hereinafter referred to as "the said modification");

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government has issued the notice of even no. dated 1/12/2008 (hereinafter referred to as "the said Notice") for inviting suggestions/objections from public with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 1/1/2009 and in the news paper namely "Free Press Journal" (English) dated 12/12/2008.

And whereas, as per the said notice Government has appointed Deputy Director of Town Planning, Gr. Mumbai as an officer under section 162 of the said Act, (hereinafter referred to as "the said officer") to scrutinize any suggestions/objections received, grant hearing to the persons submitted suggestions/objections including Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and to submit his report to the Government regarding the said modification.

And whereas, the said officer has submitted his report vide letter No. DDTP/Brihanmumbai/section 37(1AA)/modification/DCR No.61/362 dated 27/2/2009 to the Government (hereinafter referred to as "the said Report").

And whereas, as per the said report of the said officer two suggestions/objections (including the suggestion/objection of the said Corporation) were received regarding the said modification.

And whereas, hearing was granted by the said officer to the concerned persons including the said Corporation.

And whereas, after consulting Director of Town Planning, Maharashtra State, Pune, Government in Urban Development Department is of the opinion that the said modification shall be sanctioned with some changes.

Now, therefore, in exercise of the powers vested in it under section 37(2) of the said Act and in Regulation 61 of the said regulations, Government hereby sanctions-

### MODIFICATION

- A) Following proviso is added after the first para in clause VII.-  
Reserved sites for TDZ-

"Provided that, with the previous approval of the Government the permissible FSI in park/ garden/ recreation ground/ private garden/private recreation ground may be permitted to exceed by maximum 100% and subject to following conditions.

- 1) Premium shall be recovered at the rate of 25% of the ready reckoner for additional FSI out which 50% shall be payable to the said corporation.
  - 2) The remaining area of the park/garden/recreation ground/ private garden/ private recreation ground after leaving appurtenant space shall be rendered open for the public.
- B) fixes the date on which the said modification is published in the official gazette as the date on which the said modification shall come into force;
- C) directs the said Corporation that the schedule of modification appended to the notification, after the last entry, the above entry (a) shall be added.

By order and in the name of the Governor of Maharashtra,

  
(Rajendra Habde)

Under Secretary to Government.